



**COLDWELL
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Coldwell Banker Realty, 2 International Dr. #205 Portsmouth, NH 03801

Hi Ray,

I looked over the plan and I don't see a negative impact for the value of the abutting property. You've got 20 feet of right away 50 feet of setback and then another 20 or 30 feet of road and evergreen vegetation before the actual campsites. In addition you are adding fencing. In my opinion I don't believe this is going to affect the neighbors property value anymore than it already is by the campground. The campground has had abutters for many years and the proposed expansion is being done in a very conscientious manner.

As a realtor and a property owner in Barrington, I think it's smart for the campground to proceed this way. If they put the sites or parking or recreation area as close as they could to the neighbors then that would definitely affect their property in a negative way. If the owners of the campground did something to negatively affect their abutters property it would also adversely affect their own property value. Property values are very much affected by neighboring properties. So any negative effects to a neighboring property no matter the cause will affect your property. I can't see why the campground would do something that would devalue their own property. I do not see anything proposed that would adversely effect any existing property valuations.

Regards,

Peter Deely
Associate Broker
Coldwell Banker Realty
Portsmouth, NH